



**LEGISLATIVE ASSEMBLY**  
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

CAROLINE LE COUTEUR MLA (CHAIR), SUZANNE ORR MLA (DEPUTY CHAIR), TARA CHEYNE MLA,  
MARK PARTON MLA, JAMES MILLIGAN MLA

**Inquiry into Engagement with Development Application Processes in the ACT**  
**ANSWER TO QUESTION ON NOTICE**

Asked by MS TARA CHEYNE MLA:

In relation to: Holistic impact of a development on a precinct or suburb

As part of development application assessments, could an element be included which assesses the holistic impact of a development on a precinct or suburb? If not, why not?

MINISTER STEPHEN-SMITH: The answer to the Member's question is as follows:—

The holistic impacts of development are considered in the land use planning stage in the development of Territory Plan development zones and codes and during the development of Estate Development Plans.

For specific developments, holistic impacts of a development on a precinct or suburb can be considered in both merit and impact track applications. For example, section 120(b) of the *Planning and Development Act* requires the decision-maker on a development application to consider the suitability of the land where the development is proposed to take place for a development of the kind proposed. Also, section 120(g) requires the decision-maker to consider the probable impact of the proposed development, including the nature, extent and significance of probable environmental impacts. These provisions allow the holistic impact of a development on the surrounding area, precinct or suburb to be considered. Relevant examples include the consideration of the potential traffic impacts of a development on intersections within a suburb or how the reflectivity of glass used in a development may impact surrounding areas.

Approved for circulation to the Standing Committee on Planning and Urban Renewal

Signature:

Date: 21/10/18

By the Acting Minister for Planning and Land Management, Rachel Stephen-Smith MLA